



## Community Development Department

Director: Lauren Prentice

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[https://www.co.walla-walla.wa.us/residents/community\\_development/index.php](https://www.co.walla-walla.wa.us/residents/community_development/index.php)

### FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS)

<b>File(s):</b>	SEPA22-027, CUP22-011, WP22-006, CAP22-027
<b>Description of Proposal:</b>	<b>Orchard Winery, Type II Winery and Type II Bed &amp; Breakfast.</b> Construction of two buildings at an existing winery to be used as barrel and wine storage on the first floor and lodging units for a bed and breakfast on the second floor. The application will result in the creation of a Type II Bed and Breakfast and Type II Winery. The following mapped critical area is on the subject property: Critical Aquifer Recharge Areas (Walla Walla River Shallow Gravel Aquifer, Areas of Moderate Recharge Vulnerability).
<b>Proponent:</b>	Orchard, Henderson 4130 Power Line Rd Walla Walla, WA 99362
<b>Owner:</b>	Orchard, Joleen & Henderson 4130 Power Line Rd Walla Walla, WA 99362
<b>Location of Proposal:</b>	The subject property is generally located at 4122 Power Line Rd, Assessor's Parcel Number (APN) 360609310002.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The Determination of Non-Significance (DNS) is based on the project as proposed and reflected in the following:

- Memo by PBS Engineering and Environmental, Inc., dated February 3, 2023
- Revised Site Plan, dated February 2023
- SEPA Checklist, SEPA22-027, dated December 6, 2022
- Critical Areas Application, CAP22-027, dated December 6, 2022
- Critical Aquifer Recharge Area Engineering Report by Trevor Bennett, PE, PBS Engineering and Environmental, Inc., dated December 5, 2022
- Winery Permit Application, WP22-006, dated December 6, 2022
- Conditional Use Permit Application with Exhibit A, CUP22-011, dated December 6, 2022
- Preliminary/Conceptual Floor Plan with elevations, dated March 2022
- Large Lot Segregation Survey for adjacent property, Paul W.P. Tompkins, showing property boundaries highlighted in light blue, recorded 1/31/2005, AFN 2005-01218
- Memo from Walla Walla County Public Works dated January 4, 2023

- Memo from SAFEbuilt WA, contract Building Official/Fire Marshal, dated February 27, 2023
- Letter from Department of Ecology dated January 11, 2023

This DNS is issued after using the optional DNS process in WAC 197-11-355. **There is no further comment period on this DNS.**

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts; or if the DNS was procured by misrepresentation or lack of material disclosure.

**Lead Agency:** Walla Walla County Community Development Department

**Responsible Official:** Lauren Prentice, Community Development Director

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**Issue Date:** 4/25/2023

**Signature:**  \_\_\_\_\_

**Date:** 4/24/2023

**Staff Contact:** Don Sims, Associate Planner, 509-524-2618

You may appeal this determination, in writing, to the CDD no later than fourteen days from the date of issue. You should be prepared to make specific factual objections. Contact the CDD to read or ask about the procedures for SEPA appeals and obtain details regarding submittals for appeals (including application forms and fees). Walla Walla County Code (WWCC) Chapter 14.11 outlines the County's appeal procedure.